

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF
VIA MARE CONDOMINIUMS**

This First Amendment to Declaration of Condominium of Via Mare Condominiums ("First Amendment") is made this 8th day of August, 2013.

WHEREAS, Via Mare Condominiums are located in Atlantic Beach, Florida, and the Declaration of Via Mare Condominiums was recorded in Official Records Book 13927, Page 50 of the current Public Records of Duval County, Florida and

WHEREAS, various National Title underwriters have requested that the Survey should be redone to reflect the more specific location of the Units and

WHEREAS, the attached documents satisfy the Title Company for Unit location.

NOW THEREFORE, this is submitted in consideration of the above recitations:

1. That the attached survey is a supplemental survey to the survey as shown in the Declaration of Condominium of Via Mare Condominiums that shows more specific unit numbers.
2. The attached survey shows the easement area, which allows access to the rear or northern parking lot of the condominium.
3. The attached Exhibit "A" shows Unit Numbers and the floor plans and Unit Types of the Units.

Signature Page to Follow

Signature Page of Via Mare Condominium

Witnesses:

Via Mare Condominium Association, Inc.

Sign Name: Jean B Moore

Print Name: Jean B. Moore

By: [Signature]

Name: Anthony J. Garcia

Title: President

Sign Name: Cynthia K Harris

Print Name: Cynthia K. Harris

State of Florida

County of Clay

The foregoing instrument was acknowledged before me this 8 day of August, 2013, by Anthony J Garcia, as the _____ of Via Mare Condominium Association, Inc., who is personally known to me or who has produced _____ as identification and who did not take an oath.

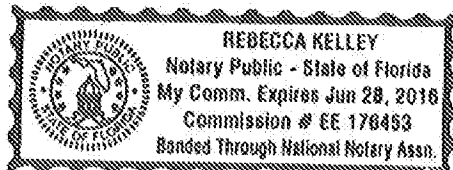
Rebecca Kelley

Print Name: Rebecca Kelley

Notary Public, State of Florida

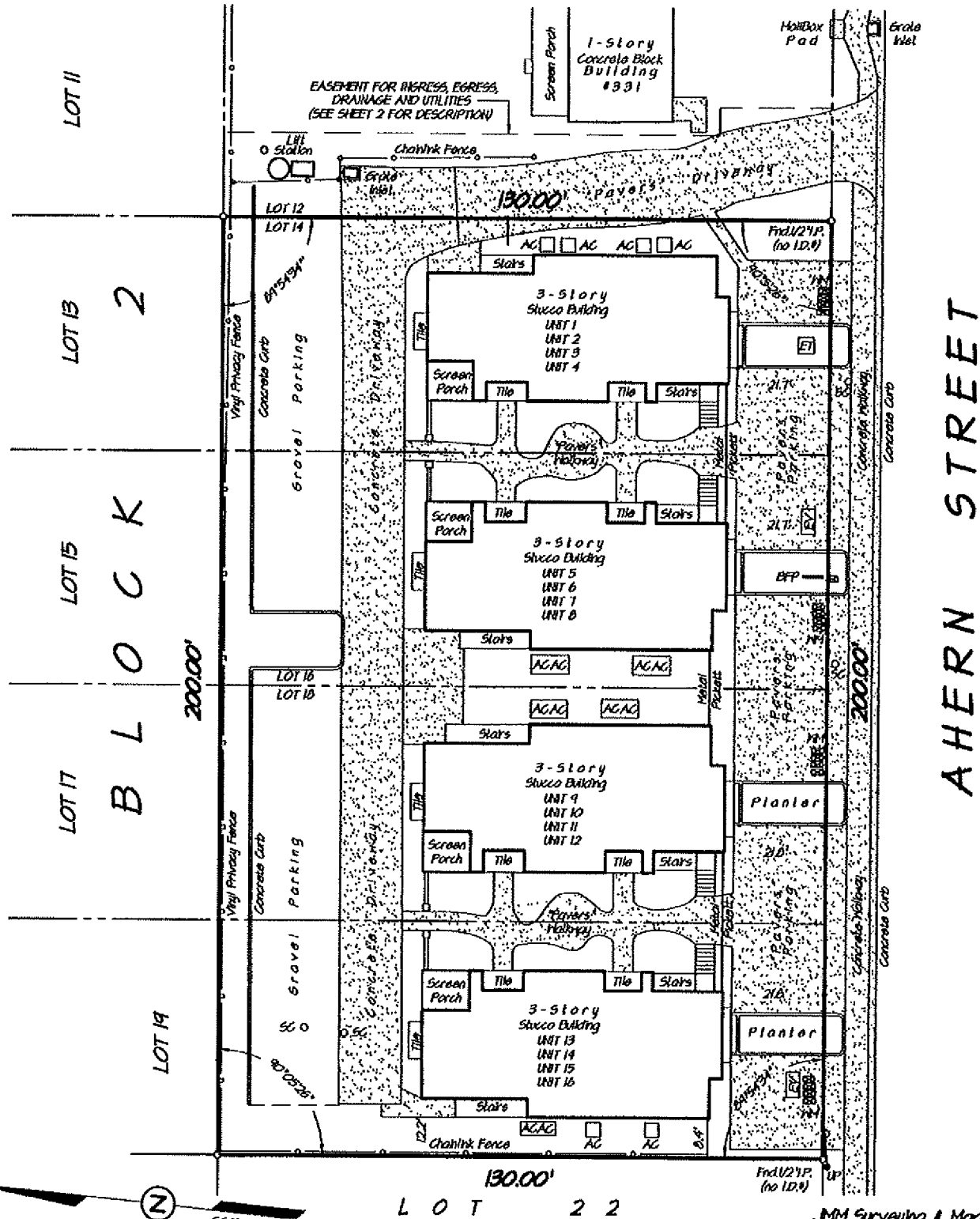
My Commission Expires: 6/28/16

(Seal)



BOUNDARY SURVEY MAP LOTS 14, 16, 18 AND 20, BLOCK 2 PLAT No 1, SUBDIVISION "A", ATLANTIC BEACH

ACCORDING TO MAP RECORDED IN PLAT BOOK 5, PAGE 69
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



BOUNDARY SURVEY MAP
LOTS 14, 16, 18 AND 20, BLOCK 2
PLAT No 1, SUBDIVISION "A", ATLANTIC BEACH

ACCORDING TO MAP RECORDED IN PLAT BOOK 5, PAGE 69
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

ACCESS EASEMENT

An easement for ingress, egress, drainage and utilities, covering the South 24 feet of the West 24 feet and the West 18 feet of Lot 12, Block 2, Plat No 1, Subdivision "A", Atlantic Beach, according to map recorded in Plat Book 5, page 69 of the current public records of Duval County, Florida.

- AC Denotes Air Conditioner
- CB Denotes Cable Box
- ET Denotes Electric Transformer
- EV Denotes Electric Vault
- FH Denotes Fire Hydrant
- I.P. Denotes Iron Pipe
- LP Denotes Light Pole
- (M) Denotes Measured
- SC Denotes Sewer Cleanout
- TB Denotes Telephone Box
- UP Denotes Utility Pole
- WM Denotes Water Meter
- WV Denotes Water Valve

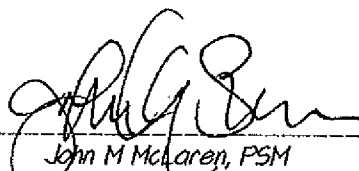
GENERAL NOTES

- 1) Underground improvements/utilities crossing or serving the property hereon, were not located.
- 2) The property hereon was not abstracted for covenants, restrictions or easements of record.
- 3) According to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 120011 0241 E, Dated August 15, 1989, the property shown hereon is situated in ZONE X.
- 4) THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

JMM Surveying & Mapping, LLC
CERTIFICATE OF AUTHORIZATION LB 1694

SURVEYOR'S CERTIFICATE

I, John M McLaren, a land surveyor authorized to practice in the State of Florida, hereby certify with respect to all Units contained in Phase One of Via Mare Condominiums, a Condominium according to the Declaration of Condominium thereof recorded in the Public Records of Duval County, Florida, that the construction of all planned improvements, including landscaping, utility services and access to Units, and Common Element facilities servicing such Units are substantially complete, so that the material contained in the survey and graphic description of the improvements together with the provisions of the Declaration of Condominium describing condominium property, is an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements, limited common elements, and of each unit can be determined from these materials.



John M McLaren, PSM
Professional Surveyor & Mapper
Florida License LS 5479

JMM Surveying & Mapping LLC
Certificate of Authorization LB 7644
6431 Connie Jean Road
Jacksonville, FL 32222

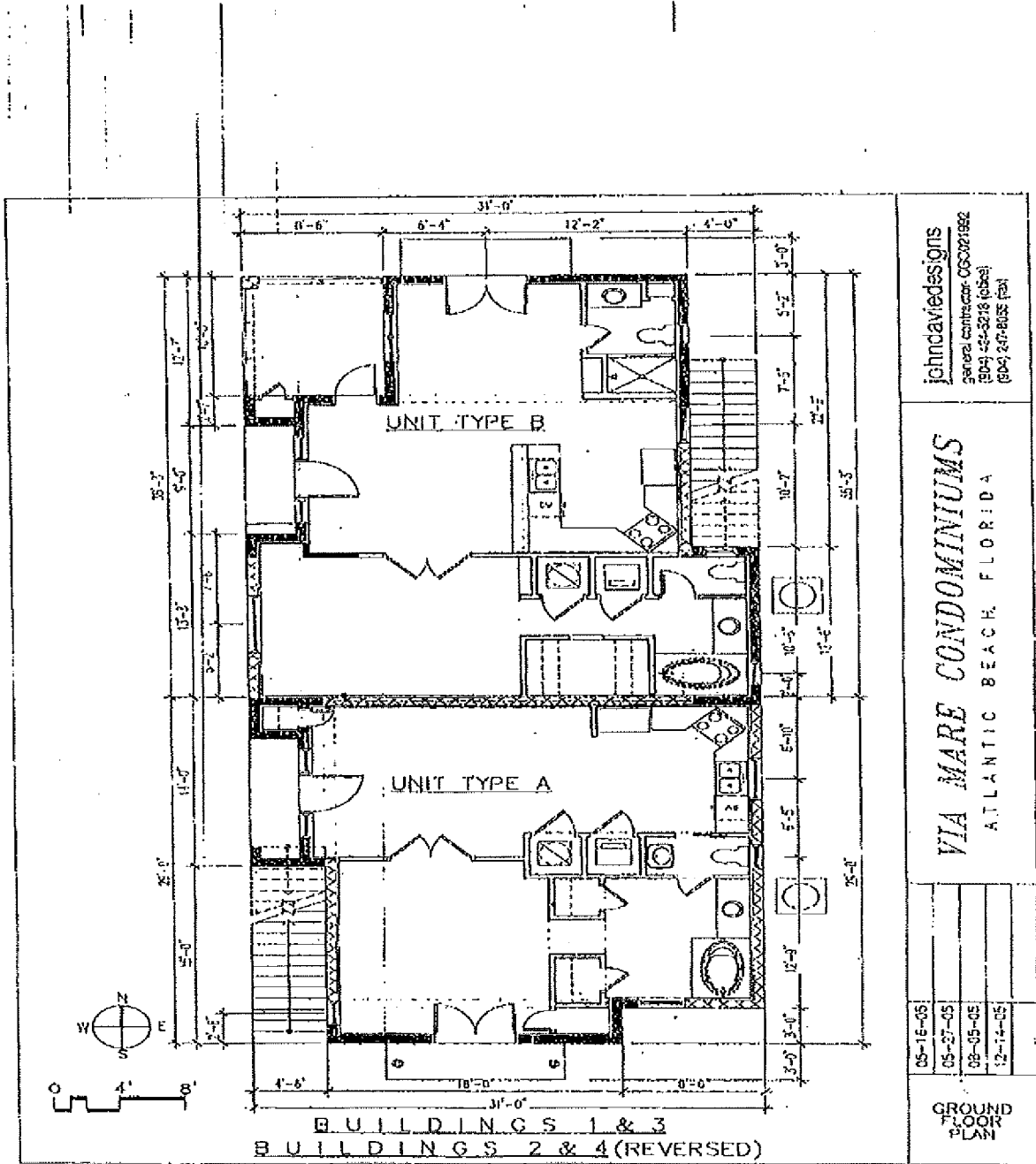
Dated February 21, 2013

EXHIBIT A

OR BK 13927 PAGE 91

VIA MARE CONDOMINIUMS
PHASE ONEPERCENTAGE SHARES OF INITIAL PHASE COMMON ELEMENTS AND
COMMON EXPENSES

<u>Unit Number</u>	<u>Unit Type</u>	<u>Bedrooms/Bathrooms</u>	<u>Percentage Share</u>
1	A	1BR/1BA	4.0069%
2	B	1BR/2BA	4.6669%
3	C	3BR/3BA	7.2334%
4	D	3BR/3BA	9.0928%
5	A	1BR/1BA	4.0069%
6	B	1BR/2BA	4.6669%
7	C	3BR/3BA	7.2334%
8	D	3BR/3BA	9.0928%
9	A	1BR/1BA	4.0069%
10	B	1BR/2BA	4.6669%
11	C	3BR/3BA	7.2334%
12	D	3BR/3BA	9.0928%
13	A	1BR/1BA	4.0069%
14	B	1BR/2BA	4.6669%
15	C	3BR/3BA	7.2334%
16	D	3BR/3BA	9.0928%
			100.00%

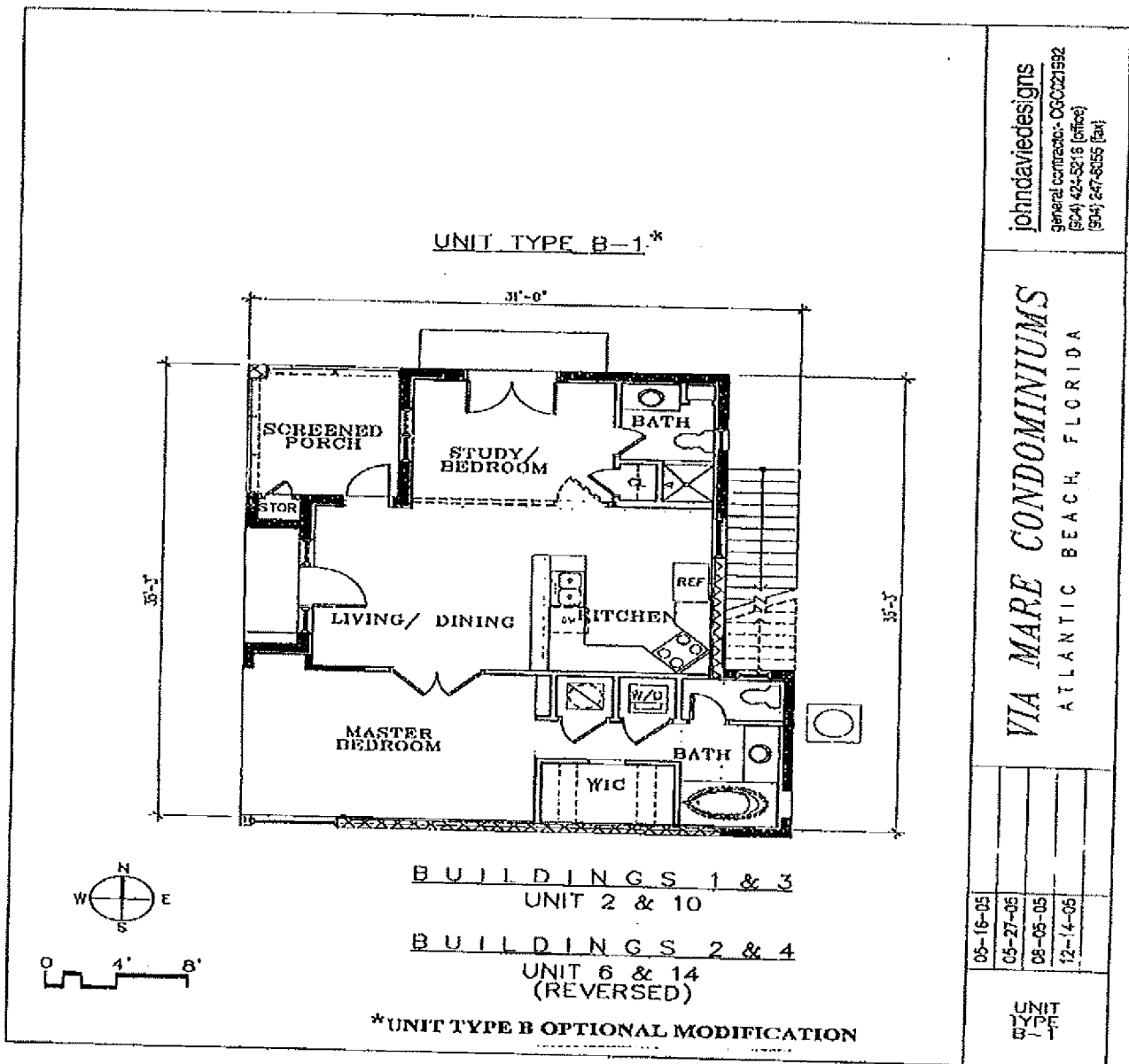


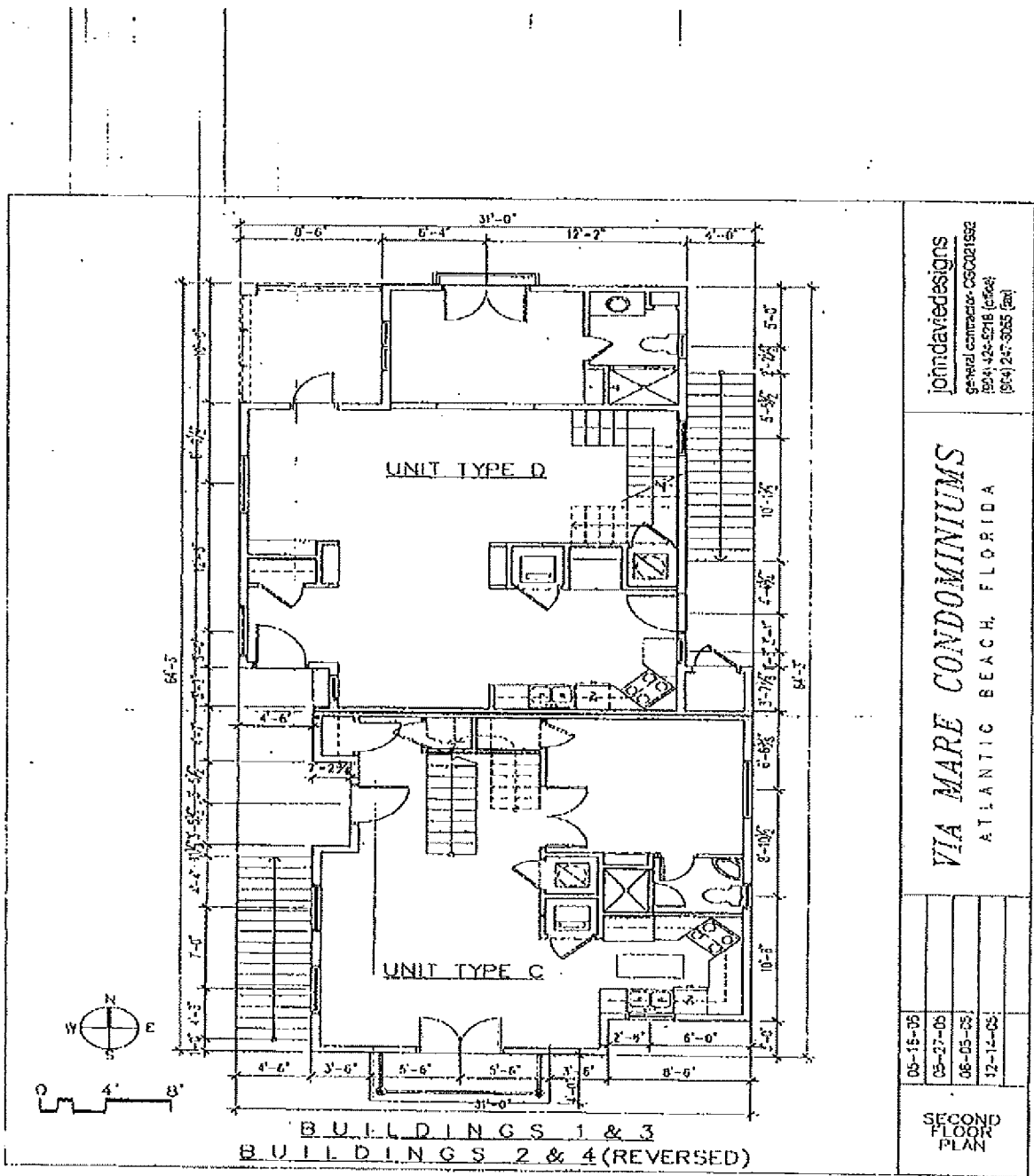
johndaviedesigns
 General Contractor - CGC321962
 (904) 454-3218 (office)
 (904) 247-8035 (fax)

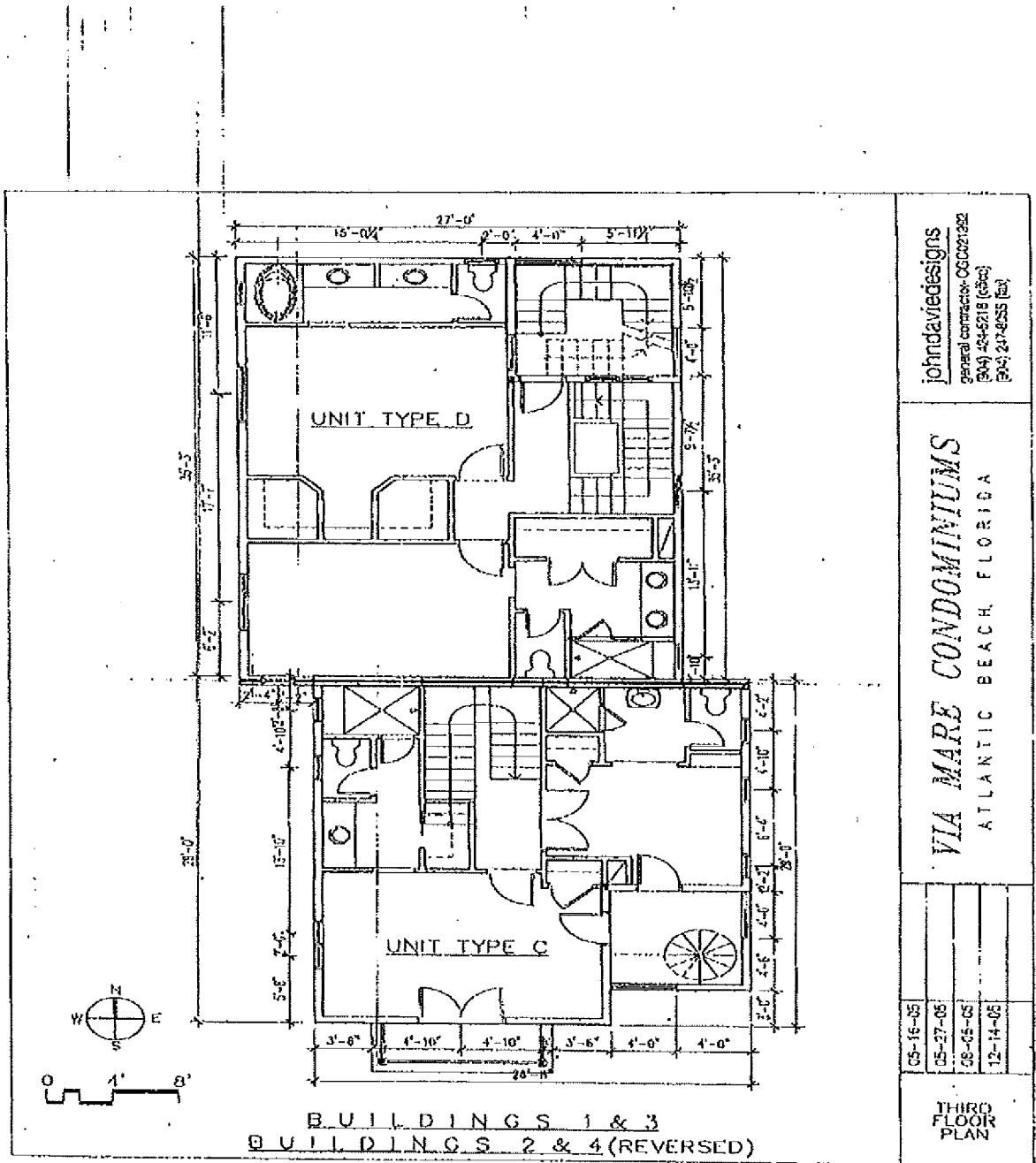
VIA MARE CONDOMINIUMS
 ATLANTIC BEACH, FLORIDA

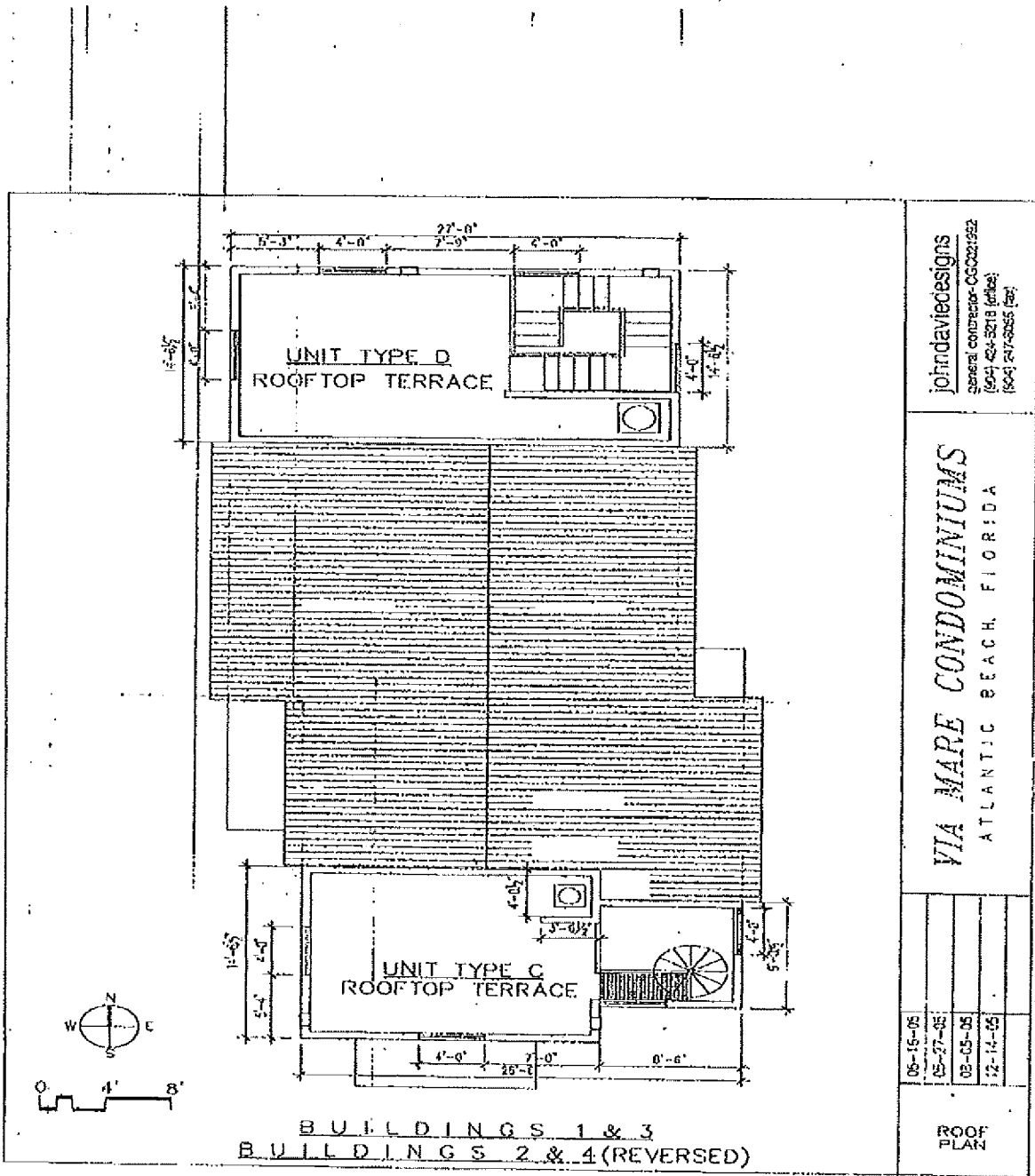
05-16-05	
05-27-05	
09-05-05	
12-14-05	

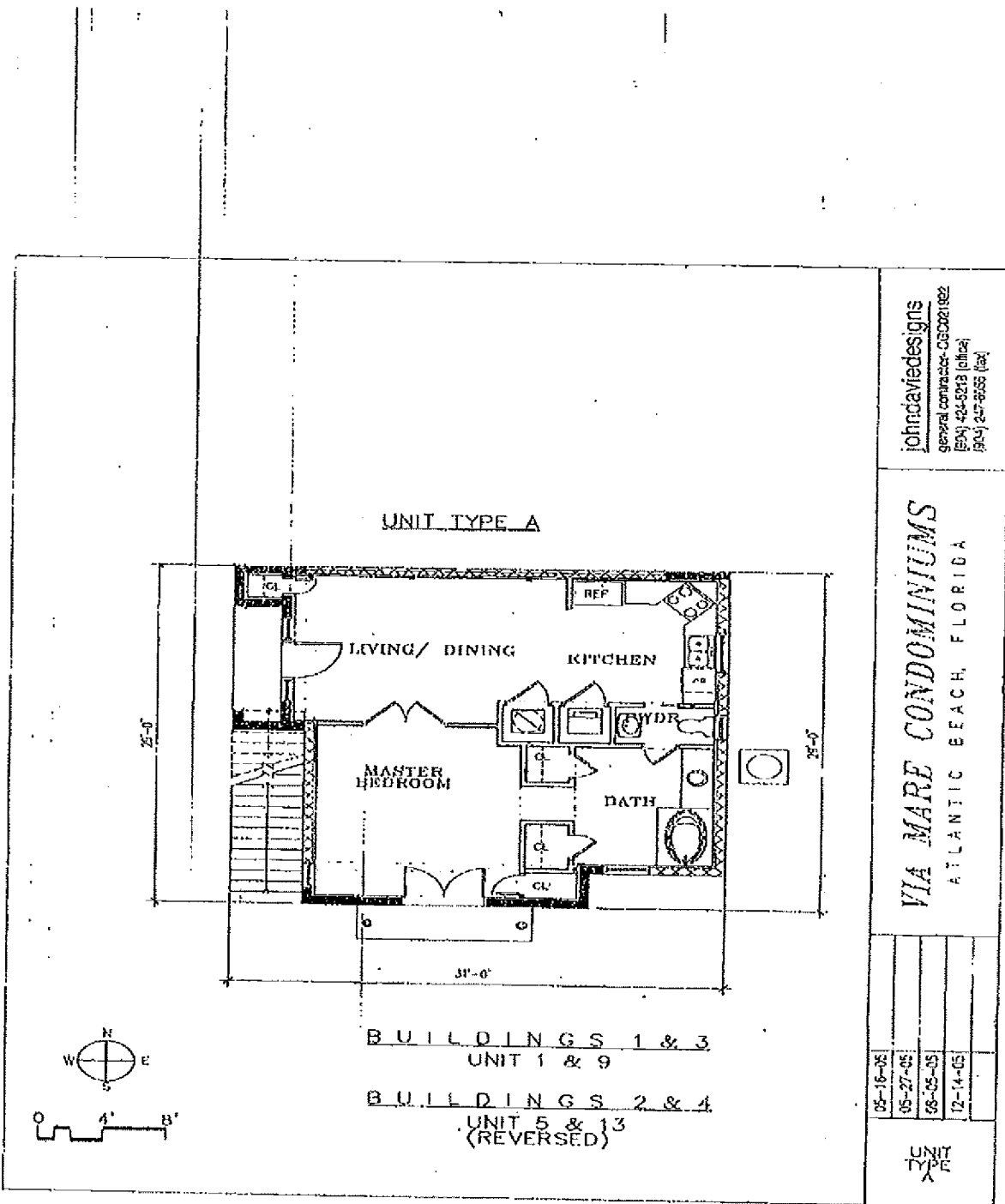
GROUND FLOOR PLAN









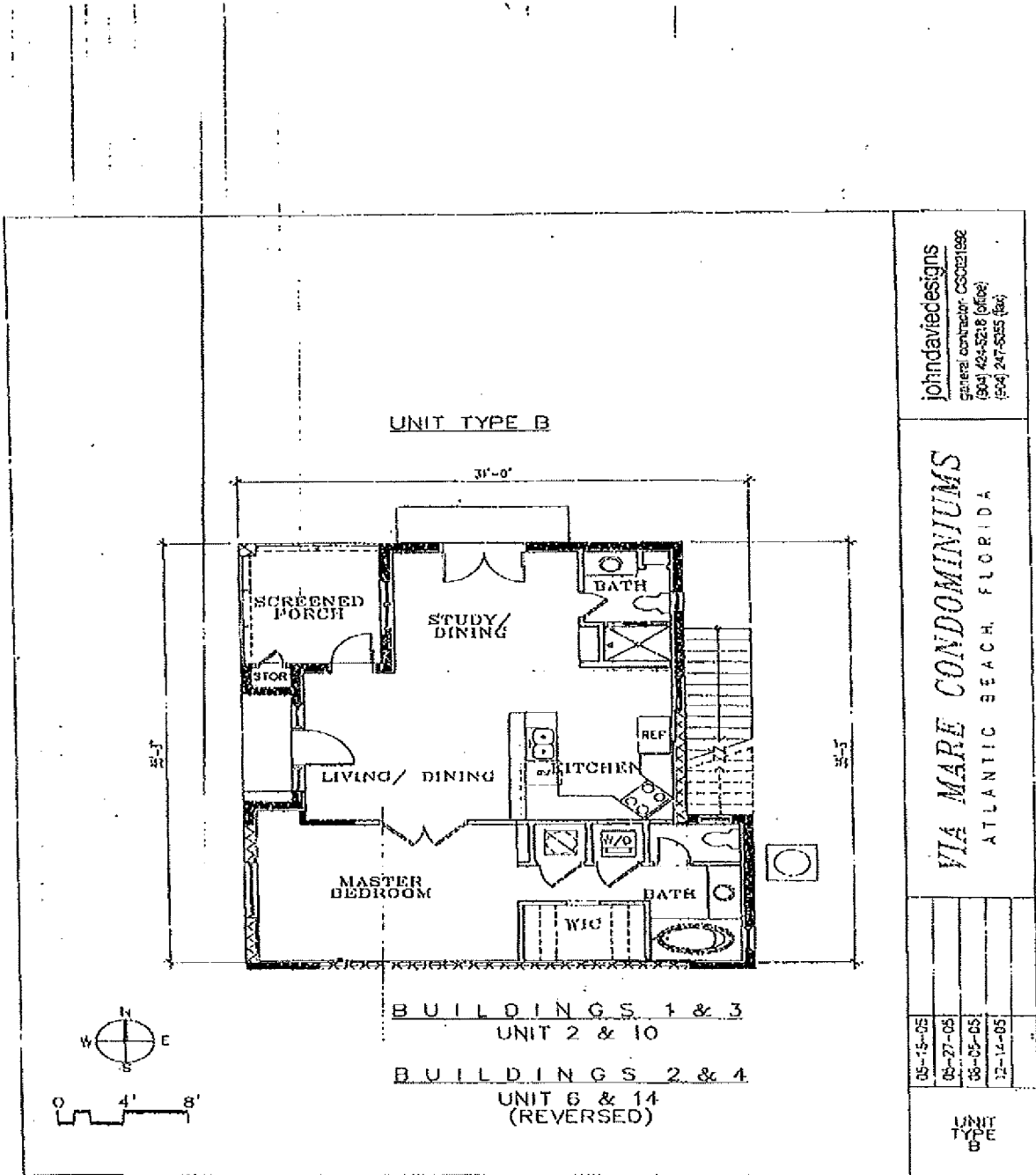


johnclaviedesigns
 general contractor - CGC0021002
 (954) 424-5219 (office)
 (904) 247-8658 (fax)

VIA MARE CONDOMINIUMS
 ATLANTIC BEACH, FLORIDA

03-16-05	05-27-05	08-05-05	12-14-05
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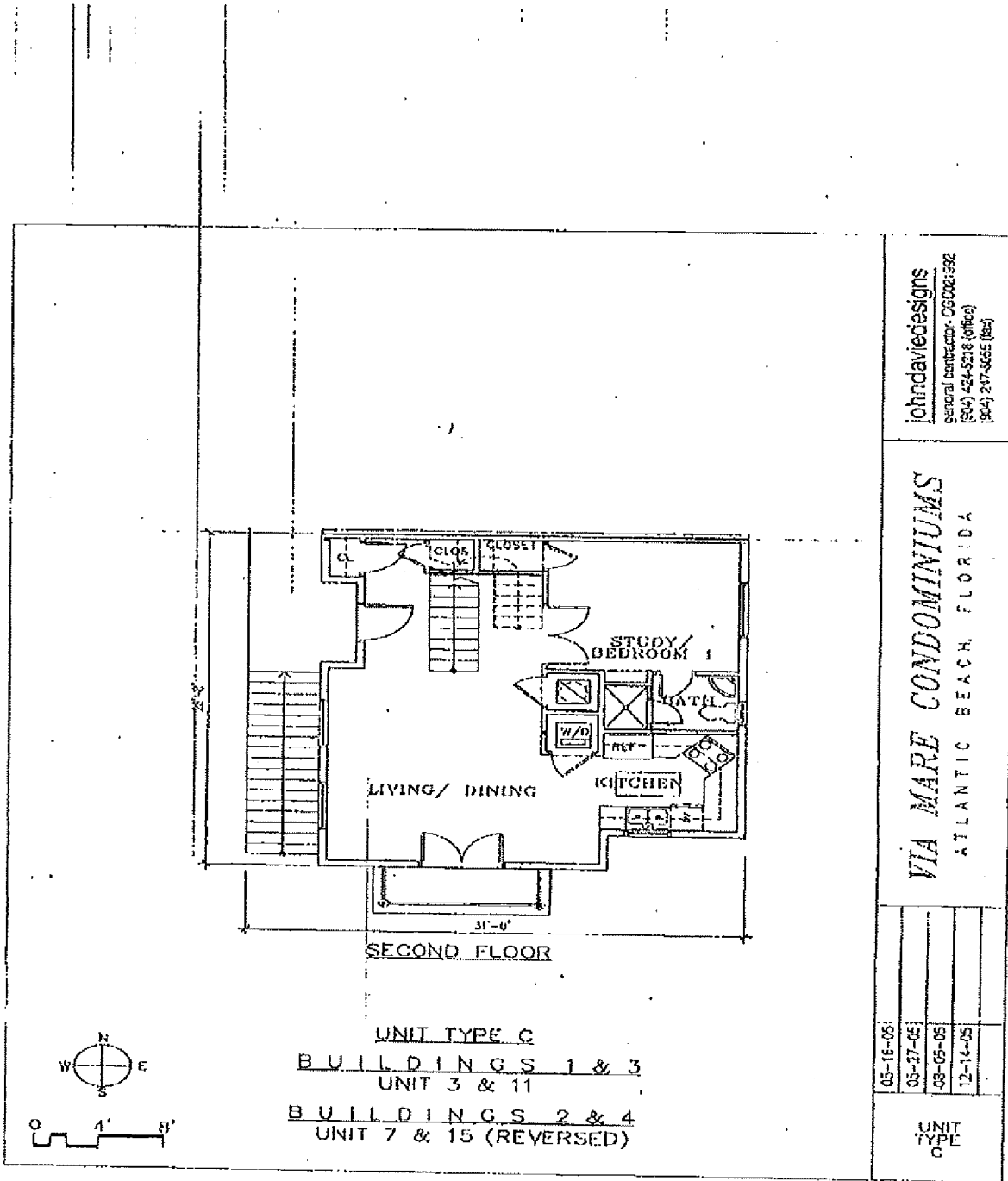
UNIT TYPE A



johndaviedesigns
 General Contractor: CC0021892
 (904) 424-5218 (910)
 (904) 247-5355 (fax)

VIA MARE CONDOMINIUMS
 ATLANTIC BEACH, FLORIDA

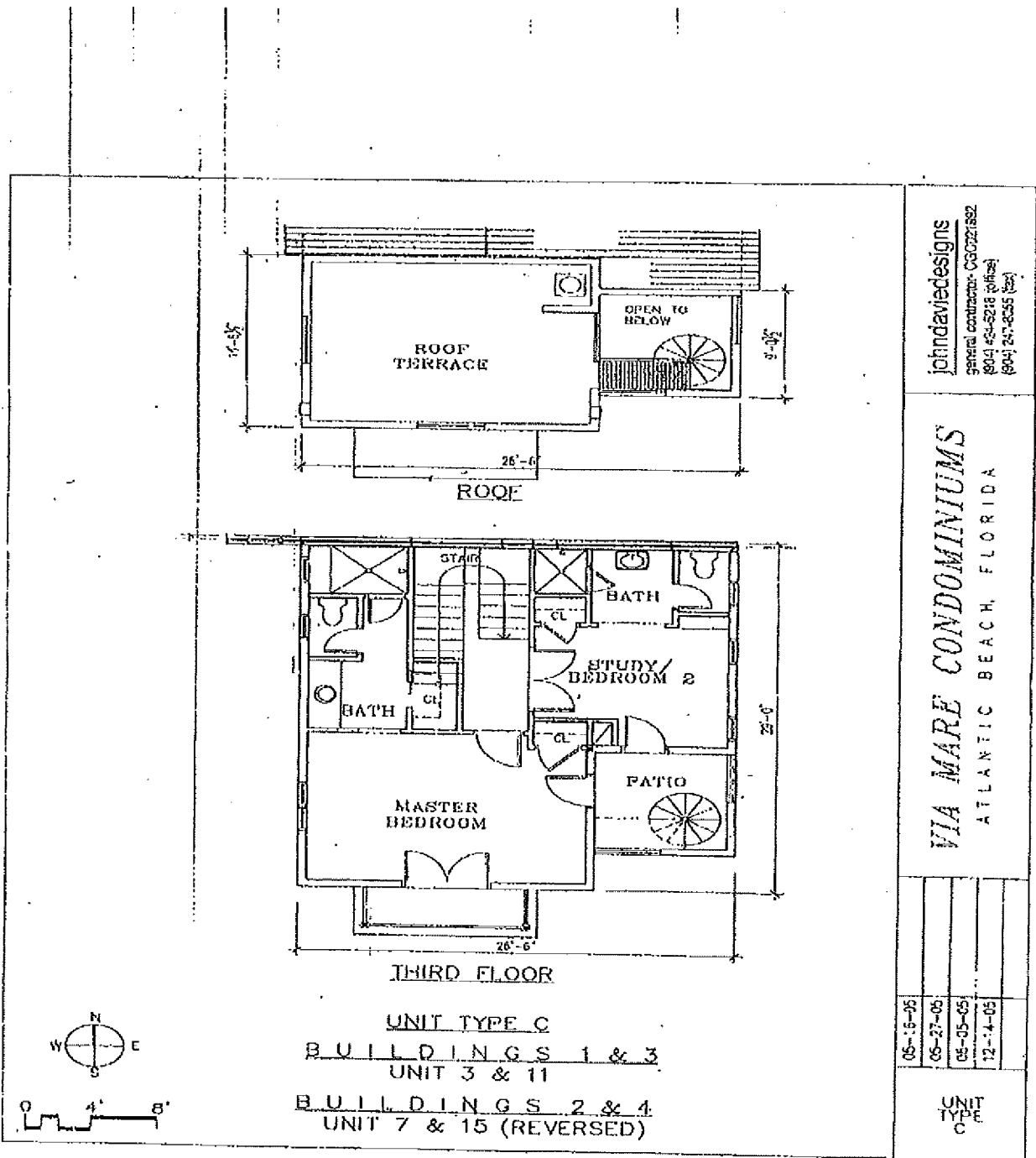
05-18-05	08-27-05	08-05-05	12-14-05
UNIT TYPE B			

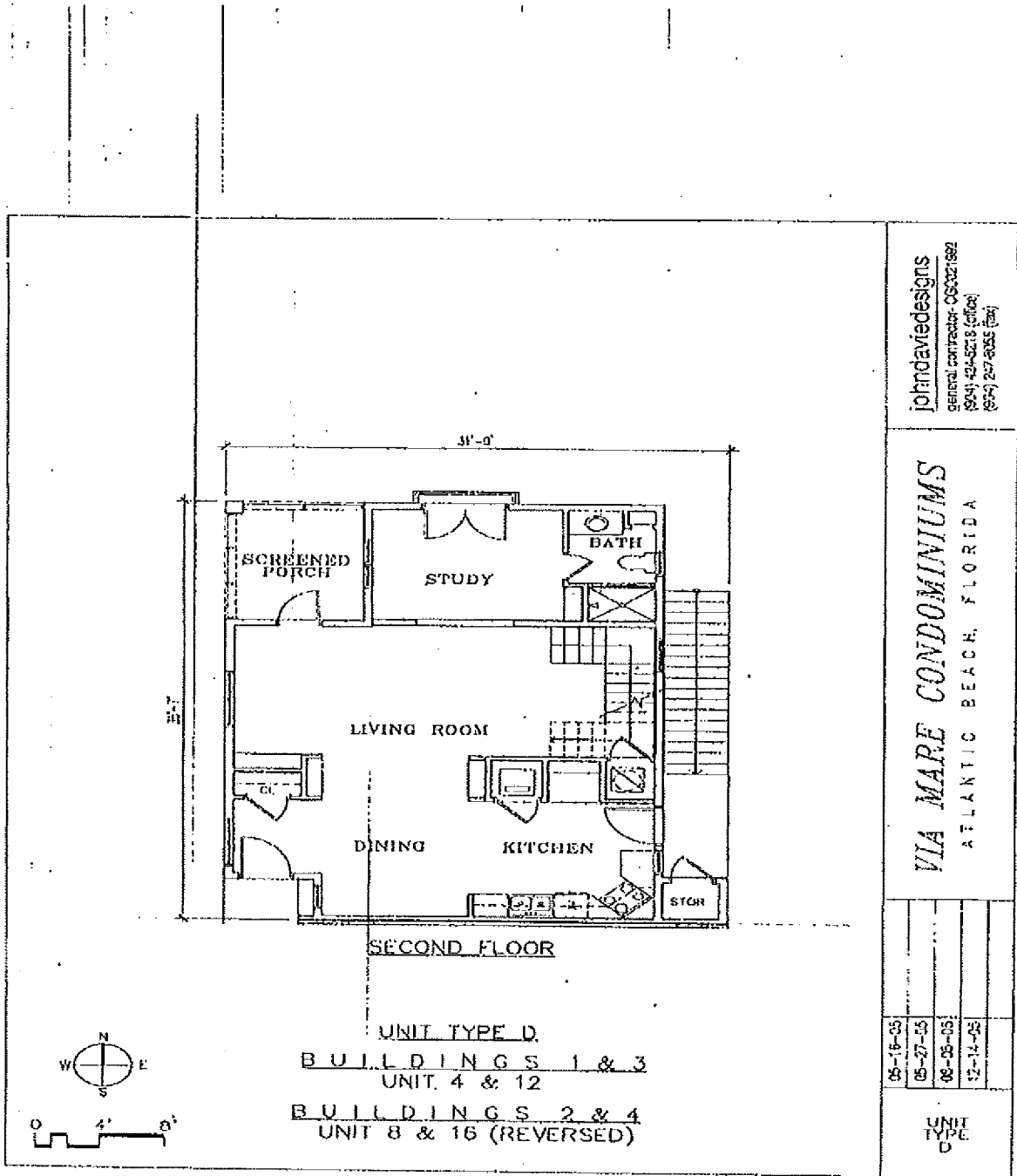


john davi designs
 general contractor - 0610021992
 (904) 424-8318 (office)
 (904) 247-8655 (cell)

VIA MARE CONDOMINIUMS
 ATLANTIC BEACH, FLORIDA

05-15-05		
05-27-05		
08-05-05		
12-14-05		
UNIT TYPE C		





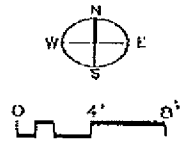
john davis designs
 general contractor - 05/02/1992
 (954) 424-8218 (office)
 (954) 257-8355 (fax)

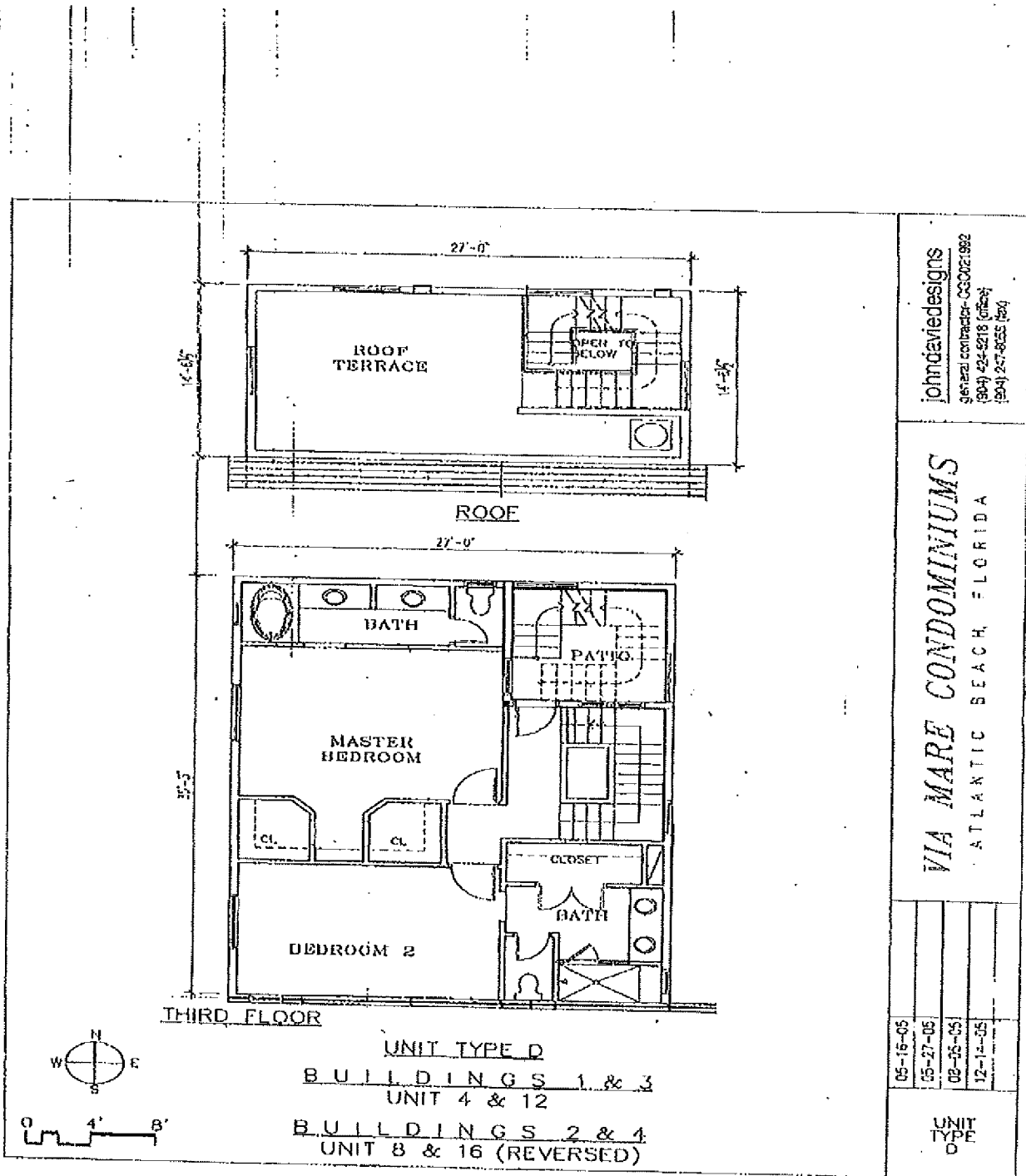
VIA MARE CONDOMINIUMS
 ATLANTIC BEACH, FLORIDA

05-16-03	05-27-03	02-05-03	12-14-03
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UNIT TYPE D

UNIT TYPE D
 BUILDINGS 1 & 3
 UNIT 4 & 12
 BUILDINGS 2 & 4
 UNIT 8 & 16 (REVERSED)





john davi designs
 general contractor - C330221992
 (904) 424-8218 (office)
 (904) 247-8555 (fax)

VIA MARE CONDOMINIUMS
 ATLANTIC BEACH, FLORIDA

05-16-05	05-27-05	09-05-05	12-14-05
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UNIT TYPE D